

Hall Road, Maida Vale NW8



# Hall Road, Maida Vale NW8

Welcome to this beautifully presented two bedroom apartment on the second floor of an elegant period building in the heart of Maida Vale, NW8. This charming residence perfectly blends contemporary style and classic features, offering a comfortable and sophisticated living space.

The bright, airy living room features large sash windows that flood the space with natural light and high ceilings, creating a warm and inviting atmosphere that is air-conditioned. There's a fully fitted kitchen with top-of-the-range appliances and ample storage. The property comprises two well-proportioned bedrooms, each with fitted wardrobes and plenty of space for additional furnishings.



**Asking price:** £1,400,000

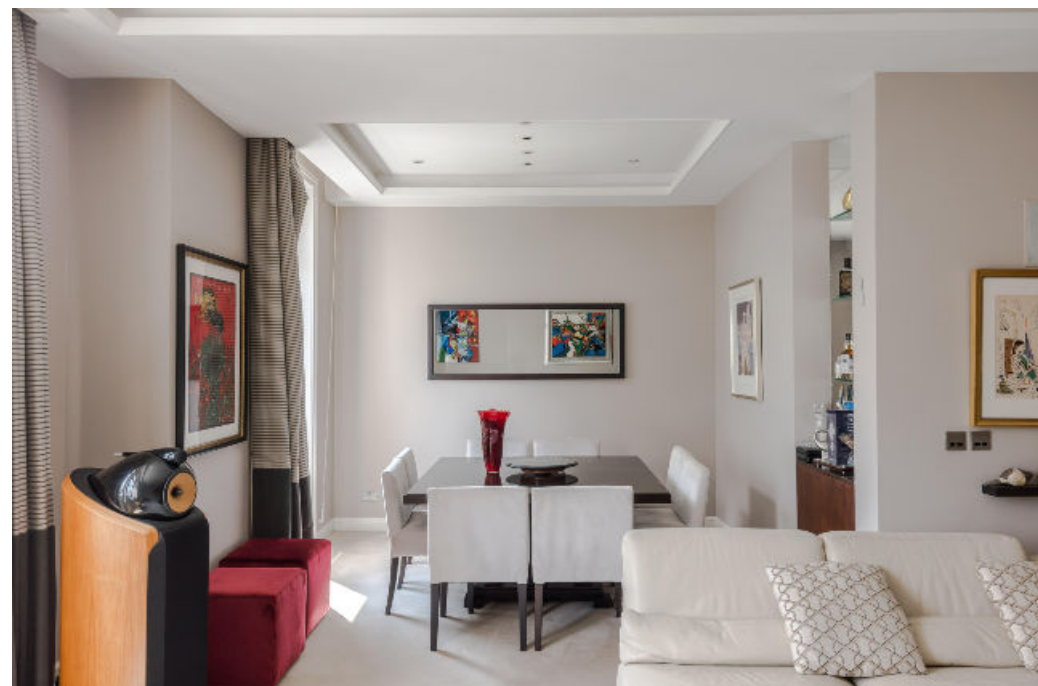
**Tenure:** Share of freehold plus leasehold, approximately 99 years remaining

**Service charge:** £5,900 per annum, reviewed annually. Please note that we have been unable to confirm the next review date for the service charge. You should ensure that you or your advisors make your own inquiries.

**Ground rent:** A peppercorn

**Local authority:** City of Westminster

**Council tax band:** G





The principal bedroom benefits from an en suite shower room. The second bedroom benefits from a bathroom and extra hallway storage.

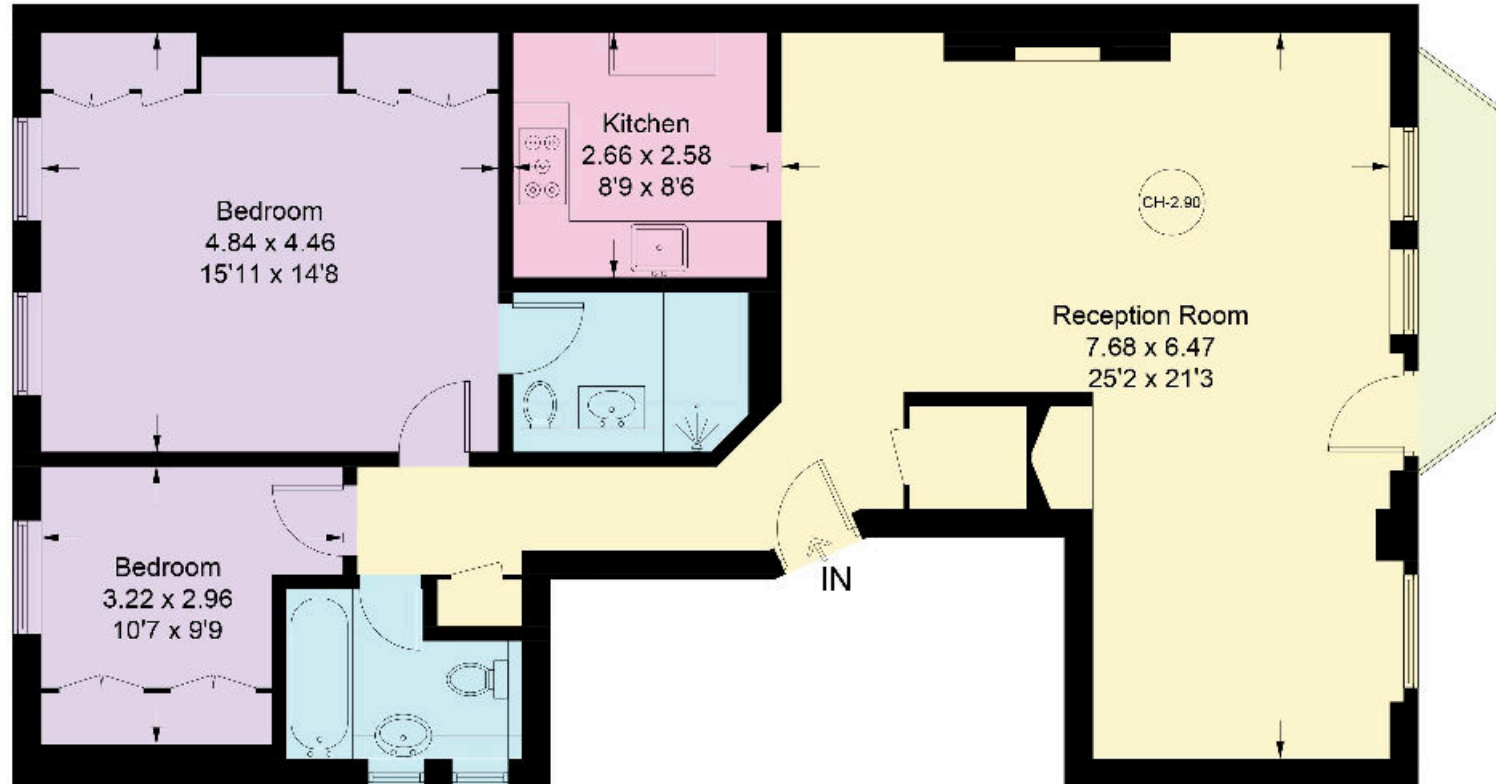
This was originally a three bedroom, but the third bedroom has been opened up to make a dining area off the living room.

Situated in the sought-after Maida Vale area, this apartment is just moments away from local amenities, including cafes, restaurants, and boutique shops. Nearby Maida Vale and Warwick Avenue Underground Stations (Bakerloo Line) and St John's Wood Underground Station (Jubilee Line) provide excellent transport links, offering easy access to Central London and beyond.



## Hall Road

Approximate Gross Internal Area = 96.0 sq m / 1033 sq ft



## Second Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated July 2024. Photographs and videos dated July 2024.

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